Tuesday morning FEBRUARY 25, 2003

California Bar Examination

Answer all three questions. Time allotted: three hours

Your answer should demonstrate your ability to analyze the facts in question, to tell the difference between material and immaterial facts, and to discern the points of law and fact upon which the case turns. Your answer should show that you know and understand the pertinent principles and theories of law, their qualifications and limitations, and their relationships to each other.

Your answer should evidence your ability to apply law to the given facts and to reason in a logical, lawyer-like manner from the premises you adopt to a sound conclusion. Do not merely show that you remember legal

principles. Instead, try to demonstrate your proficiency in using and applying them.

If your answer contains only a statement of your conclusions, you will receive little credit. State fully the reasons that support your conclusions, and discuss all points thoroughly.

Your answer should be complete, but you should not volunteer information or discuss legal doctrines which are not pertinent to the solution of the problem.

Unless a question expressly asks you to use California law, you should answer according to legal theories and principles of general application.

Petra, a State W resident, recently patented a new design for a tamper-free bottle cap for soft drinks. She contracted with Dave, who lives in State X, to design a manufacturing process to mass-produce the newly patented bottle caps. Under the contract, Dave was required to relocate to State W, where Petra had leased research and development facilities, and to keep confidential all design and production information concerning the bottle cap.

Dave promptly found someone to rent his home in State X. He moved all his belongings to State W. After working for six months in State W, Dave had perfected the manufacturing process, but when Petra denied Dave's request for additional compensation he quit his job and disclosed the bottle cap manufacturing process to Kola, Inc. ("Kola").

Kola is a regional soft drink bottler incorporated in State Y, with its principal place of business in State W. Kola flooded the market with bottled soft drinks capped with Kola's version of Petra's bottle cap months before Petra could begin production.

When Petra discovered what had happened, she filed suit against Dave and Kola in state court in State W for violation of State W's patent infringement law. Petra's complaint sought damages of \$50,000 from Dave and \$70,000 from Kola. Unknown to Petra's lawyer, a federal patent law enacted shortly before Petra filed suit encompasses the type of claim pleaded by Petra and expressly preempts all state laws on the subject.

Six weeks after being served with the complaint, Kola removed the entire action to the federal district court in State W. Petra immediately filed a motion to remand the case to state court in State W. The district court denied Petra's motion.

Petra immediately filed an appeal of the court's ruling denying Petra's motion to remand with the appropriate federal court of appeals.

- 1. Did the federal district court rule correctly on Petra's motion to remand the case to state court in State W? Discuss.
- 2. Should the federal court of appeals entertain Petra's appeal? Discuss.

Olga, a widow, owned Blackacre, a lakeside lot and cottage. On her seventieth birthday she had a pleasant reunion with her niece, Nan, and decided to give Blackacre to Nan. Olga had a valid will leaving "to my three children in equal shares all the property I own at my death." She did not want her children to know of the gift to Nan while she was alive, nor did she want to change her will. Olga asked Bruce, a friend, for help in the matter.

Bruce furnished Olga with a deed form that by its terms would effect a present conveyance. Olga completed the form, naming herself as grantor and Nan as grantee, designating Blackacre as the property conveyed, and including an accurate description of Blackacre. Olga signed the deed and Bruce, a notary, acknowledged her signature. Olga then handed the deed to Bruce, and told him, "Hold this deed and record it if Nan survives me." Nan knew nothing of this transaction.

As time passed Olga saw little of Nan and lost interest in her. One day she called Bruce on the telephone and told him to destroy the deed. However, Bruce did not destroy the deed. A week later Olga died.

Nan learned of the transaction when Bruce sent her the deed, which he had by then recorded. Nan was delighted with the gift and is planning to move to Blackacre.

Olga never changed her will and it was in effect on the day of her death.

Who owns Blackacre? Discuss.

Don was a passenger in Vic's car. While driving in a desolate mountain area, Vic stopped and offered Don an hallucinogenic drug. Don refused, but Vic said if Don wished to stay in the car, he would have to join Vic in using the drug. Fearing that he would be abandoned in freezing temperatures many miles from the nearest town, Don ingested the drug.

While under the influence of the drug, Don killed Vic, left the body beside the road, and drove Vic's car to town. Later he was arrested by police officers who had discovered Vic's body. Don has no recall of the events between the time he ingested the drug and his arrest.

After Don was arraigned on a charge of first degree murder, the police learned that Wes had witnessed the killing. Aware that Don had been arraigned and was scheduled for a preliminary hearing at the courthouse on that day, police officers took Wes to the courthouse for the express purpose of having him attempt to identify the killer from photographs of several suspects. As Wes walked into the courthouse with one of the officers, he encountered Don and his lawyer. Without any request by the officer, Wes told the officer he recognized Don as the killer. Don's attorney was advised of Wes's statement to the officer, of the circumstances in which it was made, and of the officer's expected testimony at trial that Wes had identified Don in this manner.

Don moved to exclude evidence of the courthouse identification by Wes on grounds that the identification procedure violated Don's federal constitutional rights to counsel and due process of law and that the officer's testimony about the identification would be inadmissible hearsay. The court denied the motion.

At trial, Don testified about the events preceding Vic's death and his total lack of recall of the killing.

- 1. Did the court err in denying Don's motion? Discuss.
- 2. If the jury believes Don's testimony, can it properly convict Don of:
 - (a) First degree murder? Discuss.
 - (b) Second degree murder? Discuss.

THURSDAY MORNING FEBRUARY 27, 2003

California Bar Examination

Answer all three questions. Time allotted: three hours

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principles. Instead, try to demonstrate your proficiency in using and applying them.

If your answer contains only a statement of your conclusions, you will receive little credit. State fully the reasons that support your conclusions, and discuss all points thoroughly.

Your answer should be complete, but you should not volunteer information or discuss legal doctrines which are not pertinent to the solution of the problem.

Unless a question expressly asks you to use California law, you should answer according to legal theories and principles of general application.

In 1995, Lawyer was hired by the City ("City") as a Deputy City Attorney to handle litigation, bond issues, and zoning matters. In 1998, she was assigned by the City Attorney to perform the preliminary research on the feasibility of a new land-use ordinance. Subsequently, the City Attorney retained outside counsel to draft the ordinance, which established new zoning districts and created a wetlands preservation zone restricting development in designated areas.

In 2000, Lawyer resigned from the City Attorney's office and became employed as an associate attorney in W & Z, a private law firm. In 2002, W & Z was retained by Developer to represent it in connection with a condominium project in City, and Lawyer was assigned to the matter. Developer's project was within the wetlands preservation zone, and City had denied Developer a permit for construction of the project on the basis that the newly enacted ordinance would not allow it to be built as planned. Developer requested that Lawyer file a lawsuit challenging the validity of the wetlands provision of the ordinance as applied to its project.

Association, an organization of City landowners, independently approached Lawyer and requested that she file a lawsuit on its behalf challenging the validity of the wetlands provision of the ordinance. Developer encouraged Lawyer to represent Association, since a lawsuit by Association would put pressure on City to reach a compromise concerning Developer's project. Developer told Lawyer it would pay half of Association's legal fees.

What ethical issues confront Lawyer and W & Z? Discuss.

Paul, a student at Rural State University ("Rural"), wishes to sue Rural, a public school, for violation of his rights under the U.S. Constitution because Rural refused to select him for its cheerleading squad solely on the basis that he is a male. Paul is indigent, however, and cannot afford to pay the costs of suit, including filing and service of process fees.

State law permits court commissioners to grant a prospective state court litigant permission to proceed *in forma pauperis*, which exempts the litigant from any requirement to pay filing and service of process fees. Paul applied for permission to proceed *in forma pauperis*. At a hearing, the state court commissioner conceded that Rural's refusal to select Paul was constitutionally discriminatory, but nevertheless denied Paul's application on the ground that Paul's prospective lawsuit "involves merely cheerleading."

What arguments could Paul reasonably make that the denial of his *in forma pauperis* application violated his rights under the U.S. Constitution, and what is the likely outcome? Discuss.

Henry and Wanda married in 1980 when both were students at State X University. State X is a non-community property state. Shortly after the marriage, Henry graduated and obtained employment with a State X engineering firm. Wanda gave birth to the couple's only child, and Henry and Wanda agreed that Wanda would quit her job and remain home to care for the child. They bought a house in State X using their savings for the down payment and obtained a loan secured by a twenty-year mortgage for the balance of the purchase price. Mortgage payments were subsequently paid from Henry's earnings. The title to the State X house was in Henry's name alone.

In 1990, Henry accepted a job offer from a California engineering firm. The couple moved to California with their child and rented out the State X house.

In 1992, Wanda's uncle died and left her an oil painting with an appraised value of \$5,000 and a small cabin located on a lake in California. Wanda took the painting to the cabin and hung it over the fireplace.

In 1993, after reading a book entitled "How to Avoid Probate," Henry persuaded Wanda to execute and record a deed conveying the lake cabin to "Henry and Wanda, as joint tenants with right of survivorship." Wanda did so, believing that the only effect of the conveyance would be to avoid probate.

In 1995, after three years of study paid for out of Henry's earnings, Wanda obtained a degree in podiatry and opened her own podiatry practice. Her practice became quite successful because of her enthusiasm, skill, and willingness to work long hours. Henry continued to work for the engineering firm.

In 2002, Henry and Wanda separated and filed for dissolution of marriage. Wanda had the painting reappraised. The artist, now deceased, has become immensely popular, and the painting is now worth \$50,000.

Upon dissolution, what are Henry's and Wanda's respective rights in:

- 1. The lake cabin? Discuss.
- 2. The painting? Discuss.
- 3. The State X house? Discuss.
- 4. Wanda's professional education and podiatry practice? Discuss.

Answer according to California law.

TUESDAY AFTERNOON FEBRUARY 25, 2003



California
Bar
Examination

Performance Test A
INSTRUCTIONS AND FILE

MORALES et al. v. PARSONS

TRUCTIONS	
FILE	
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MORALES et al. v. PARSONS

INSTRUCTIONS

- You will have three hours to complete this session of the examination. This
 performance test is designed to evaluate your ability to handle a select
 number of legal authorities in the context of a factual problem involving a
 client.
- 2. The problem is set in the fictional State of Columbia, one of the United States.
- 3. You will have two sets of materials with which to work, a **File** and a **Library**.
- 4. The **File** contains factual materials about your case. The first document is a memorandum containing the instructions for the tasks you are to complete.
- 5. The **Library** contains the legal authorities needed to complete the tasks. The case reports may be real, modified, or written solely for the purpose of this performance test. If the cases appear familiar to you, do not assume that they are precisely the same as you have read before. Read each thoroughly, as if it were new to you. You should assume that cases were decided in the jurisdictions and on the dates shown. In citing cases from the **Library**, you may use abbreviations and omit page citations.
- 6. Your response must be written in the answer book provided. You should concentrate on the materials provided, but you should also bring to bear on the problem your general knowledge of the law. What you have learned in law school and elsewhere provides the general background for analyzing the problem; the File and Library provide the specific materials with which you must work.
- 7. Although there are no restrictions on how you apportion your time, you should probably allocate at least 90 minutes to reading and organizing before you begin writing your response.
- 8. Your response will be graded on its compliance with instructions and on its content, thoroughness, and organization.

Law Offices of BROWN, MARRERO & MILAN

1101 Rose Parkway
Garden City, Columbia

MEMORANDUM

TO: Applicant

FROM: Jane Kimmel

RE: Morales and Vargas v. Parsons

DATE: February 25, 2003

I need your help on a case we are considering filing against a strawberry grower in Washoe County, arising out of a fire in a farm worker encampment on his property. Our potential clients are Juan Morales, a farm worker who was badly burned, and the family of one of his co-workers, Alberto Vargas, who was killed. The clients were interviewed about a week ago, and since then our investigator has been out to the scene of the fire and I have interviewed a prospective witness. It looks like a sympathetic case to take to a jury, but I'm not sure we have a basis for the landowner's liability under Columbia law. As you'll see from the cases I've pulled together, the Court of Appeals ruled against plaintiffs in a pair of cases with quite similar facts a few years ago.

Please draft a memorandum that identifies and presents as strongly as possible the arguments that will most likely allow our clients to prevail on:

- 1) The theory of premises liability; and
- 2) The theory of negligence per se.

EXCERPTS FROM INTERVIEW OF JUAN MORALES

* * * * *

MS. KIMMEL (Q): Mr. Morales, let's talk about the night of the fire. Tell me how it happened.

MR. MORALES (A): No one knows for sure. I was told the fire started in Alberto Vargas' tent. He was doing something in his tent, maybe mending a shirt he had torn that day. I went to bed around nine, and the next thing I knew people were yelling and trying to get out, and the flames were all around me.

Q: Was Mr. Vargas the only one who was killed?

A: Yes.

Q: What do you think might have caused the fire?

A: I think probably his lamp got knocked over, and something like paper caught fire. He had a lot of flammable things in his tent, like cardboard boxes and magazines.

Q: What kind of lamp did he have?

A: It was an oil lamp, like most of us used. It had a glass cover, with oil in the bottom, and a wick that you light with a match. These lamps are not as bright as the kind of lamp that uses kerosene, that you pump up. But they are a lot easier to use, and cheaper. If one of them tips over, though, the oil spills everywhere, and can start a fire.

Q: Did the camp have electricity?

A: No.

Q: Was water available to fight the fire?

A: There was a shower, and a faucet where you could get water. But there was no hose, and the fire was too big to use buckets, or the cooking pots that were around.

Q: You said the flames were all around you when you woke up. How did you get out?

A: I'm not sure. I know I stood up, and saw the whole wall around the tent door was on fire, and I guess I went through it. When I got outside, with my clothes on fire, I fell to the ground and my friends threw a blanket on me to put out the flames. Then they pulled me away, to a safe place.

Q: Were these canvas tents?

A: They weren't really tents like you would buy at the store. They were more like shacks, really. Mine was made of cardboard boxes flattened out and taped together. It had sheets of plastic on the outside, in case it rained.

Q: You said earlier that Mr. Vargas' tent was right next to yours. Was it made of the same kinds of materials?

A: Yes, about the same. Most of us had a piece of plywood or a tarp for a floor, and then we just made walls of whatever we could find around the place. The owner of the farm, Mr. Parsons, let us use old boards, cardboard, whatever he didn't want. Some people had tarps that they set up like a regular tent, but they had to find a stake or a pole or something to tie them to. There weren't any big trees where the camp was, just scrub oak and bushes.

Q: Were the shacks or tents close together?

A: Yes, very close. Somebody would make a frame with stakes, and then on each side of them people would use their neighbor's frame as part of their own frame, to attach whatever they were going to use for walls – cardboard or plastic or whatever. The shacks were in rows or groups like that. They were very close together.

Q: Approximately how many of these dwellings were there in the camp?

A: I don't know for sure. There were about fifty of us living there, and some tents housed two or three people in the same space. So there were maybe 30 or 35 tents.

Q: Was there only one water faucet and one shower for the whole camp?

A: Yes. Before, we didn't even have that. Two years ago we had to carry water from the farm, and wash ourselves from a bucket. Last year Mr. Parsons paid for pipe and let us hook up to the irrigation system and run a water line to the camp.

Q: So it seems that Mr. Parsons provided some materials and services for the camp, but not a lot. What else did he provide?

A: I don't know everything he did when the camp was first built. This was only my third year working there. But since I've been there, it was mainly the water line, and letting us use scrap materials to build the houses. For example, the plastic on the outside of my house was from the rolls we use between the rows of strawberries to keep weeds from growing. He knew we were using that and didn't charge us for it or anything. And he provided two portable toilets, and had this truck come around to empty them.

Q: Was there a way to get mail, or use a telephone?

A: Mail, yes. There was a separate mailbox out by the road for employees. To make a telephone call, it was necessary to go into town and use the pay phone. People who had been working there for a long time could give the foreman's telephone number to their families, for emergencies. He would come over to the camp and tell people to call home. But that was just for some people, and for emergencies. There wasn't really a

way for the rest of us to receive telephone calls. But since we were only there part of the year, it worked out.

Q: So except for some minimal services, it seems Mr. Parsons left you workers pretty much on your own in setting up and running the camp.

A: Setting up, maybe so. But he didn't really let us run it. He had rules about who could live there, who could even visit.

Q: What rules?

A: For example, only workers could live there. No wives or families or anyone else. Women couldn't even come there.

Q: Would he actually check to see who was there?

A: Not Mr. Parsons himself, but the foreman, Rudy Mendoza, did. He came around a few times a week, checking on things. And the road to the camp went right by his house, so if anybody came in a car, he came right out.

Q: And he would actually turn people away? Say, "You can't go in there," or something like that?

A: For sure, lots of times. He might let some friends from another farm visit for a few hours, but even then he'd check up to see if people were drinking too much, and make them leave if they were.

Q: So they even regulated how much you could drink?

A: They tried to, sure. They didn't actually search people's shacks or anything, but if Rudy thought someone was getting drunk, he would confiscate his liquor. It didn't come up much, except on Saturday nights. Most Sundays, we didn't have to work, so people would stay up late and talk, play cards, have a few beers. The other days, we had to get up early, so we went to bed pretty early.

Q: Was the night of the fire a Saturday?

A: No, a Tuesday. It was quiet that night. Almost everyone had gone to bed early.

Q: You said that families weren't allowed to live in the camp. Wasn't that a real hardship for some people, if they had families in the area?

A: Well, yes and no. If they could, people would like to be with their families, but it's hard to find work. Even if their family was living in Columbia, they might be twenty miles away, or fifty miles away--who can say? Nobody has a car to drive back and forth, so if they let you live where you're working, you take it. And if your family lives far away, or

you're single, why spend money on a place to live? You have that much more to send home.

Q: Were there any workers at the farm during the time you were there who didn't live at the camp?

A: Field workers, no. People would come in to work on the irrigation system or operate machines that we didn't have on the farm, things like that. But the day-to-day workers all lived there.

Q: I guess what I'm trying to get at is whether you were required to live there. Would it have been possible to live somewhere else and simply come there to work every day?

A: Possible? Maybe. If you could get to work by six in the morning and go home at the end of the day, I think it would have been okay with Mr. Parsons and Rudy. But there was no cheap place to live anywhere around there, so, really, no one could do it. If you worked there, you lived there.

Q: You said this was only your third year working at the Parsons farm. Can you think of anyone who has worked there longer, who would be able to tell us more about how the camp was set up, how long it's been there and so forth?

A: Yes. Two of my friends said they will help us, and they have worked there many years. One of them can be reached through his brother, who lives near here. The other one we can reach by sending a letter, but it will take more time.

Q: That's fine. We'll start with the one who lives close by. At this point, as I said, we're just gathering information to decide whether we have a good enough case to take to court. If we file a lawsuit, we'll have plenty of time to track down the other witnesses.

* * * * * *

Law Offices of BROWN. MARRERO & MILAN

1101 Rose Parkway Garden City, Columbia

MEMORANDUM

TO: Jane Kimmel

FROM: T.C. Gutierrez, Investigator

RE: Visit to Parsons Farms

DATE: February 21, 2003

As you suggested, I parked beyond a curve in the road about a quarter mile away from the entrance to the farm, and approached on foot. Just before I reached the entrance, a beat-up panel truck drove through the gate, passed the house next to the entrance, and turned onto the dirt track leading over to the ravine on the left, where I knew the workers' camp was located. It turned out to be the regular lunch wagon--a vendor of some sort who comes in and sells food to the workers at lunchtime every day. I just followed it down to the camp, and if the foreman saw me, he probably thought I was after a sandwich. Anyway, I wasn't challenged, and I was able to hang out for almost an hour, talking to some of the workers and looking the place over. I took some pictures, and will get those to you as soon as they are developed.

The client guessed right. The camp has been completely rebuilt, if you can call it that, since the fire. The ravine is the only place that makes sense for that kind of camp, because it's one of the few places on the farm with any shade. That's why the workers go back there for lunch. At this point there are two rows of flimsy shacks or makeshift tents along the sides of the ravine, with another cluster of shacks off by itself a little farther up. The road is only passable up to the edge of the camp, and that's where the lunch wagon pulled up, and where they put the portable toilets and the dumpster for garbage.

Anyway, you'll see from the pictures that we really are talking about cardboard shacks. Some of them have an old piece of plywood for one wall, and there's some corrugated metal or plastic here and there, but the basic building materials are plastic tarps and flattened-out cardboard. You can see that a fire would spread through the place in no time. I was able to get a photo that shows where the water faucet and shower are located in relation to the shacks, and another that shows they are just ¾ inch pipe, nothing heavy-duty or adequate for fire protection. The faucet itself is threaded, so someone could have attached a garden hose, if there had been one, but even now there is no hose in sight. Also, there is still no electricity. I was unsure how to try to document that. My shots of the camp will show there are no overhead lines, and I also have a couple of shots of kerosene lanterns hanging over the shower and cooking area.

As I said, I talked with some of the current workers, but I didn't try to get much information about the fire from them. They were pretty wary of me, even though I told some of them that I was working for a law firm that was looking into the possibility of filing a lawsuit for the people who were injured or killed. One guy actually told me he couldn't talk to me then, but could meet me in town sometime if I wanted, and told me how to set that up. If this goes further, I'll be happy to follow up with him.

I also went to the County Recorder's Office and checked the records on Parsons Farm. Parsons is the owner of record, and the property description includes the area where the camp is located. I ordered a copy of these documents.

EXCERPTS FROM INTERVIEW OF WITNESS EMILIO CRUZ

* * * * * *

MS. KIMMEL (Q): Mr. Cruz, thank you for agreeing to let me tape record our conversation. It really is the best way to make sure I have an accurate record of what you tell me, and it also speeds things up. Could you just restate, for the record, that the taping is fine with you?

MR. CRUZ (A): Sure. I have no problem with it. I already told Juan I would do whatever it takes to help him.

Q: I know you did, and I know he appreciates it. Now, as I told you, the main thing I want to discuss with you is how the camp came to be set up, and how it was run. I understand you've worked off and on at the Parsons farm for many years?

A: Yes, I first started working there about twelve years ago. I worked over in Gaston Valley for a couple of years, but the rest of the time I was at Parsons.

Q: Were you there when the camp was first set up?

A: Yes, that was about eight years ago.

Q: And how did that come about? I mean, where were you workers living before that, and why did you move to the Parsons farm?

A: Well, we were living in different places, over near Wiltsville, about 25, 30 miles from the Parsons Farm. At that time we worked for a labor contractor named Sanchez. He had a couple of trucks that he would load up at his place at five in the morning, and they would drive us over to Parsons' place. But the trucks were always breaking down, you know? And then Sanchez was taking his cut. I think Parsons just wanted to eliminate the middleman, keep more of the profits for himself.

Q: So it was Parsons' idea to set up a camp at his farm?

A: I don't know if it was him or Rudy. It was Rudy who talked to us at the lunch break one day, asked us if we wanted to set up a camp at Parsons' farm, just stay there and work for them directly, every year.

Q: And the workers thought that was a good idea?

A: Sure, who wouldn't? We had to get up an hour earlier, because of the truck ride, and most of us were living in the camp at Sanchez' place, and he charged plenty of rent, which he just deducted from our pay. So we could work the same hours for Parsons at the same pay, but save money and have more time for ourselves. And I don't know if

you've ever ridden in the back of a truck with 15 or 20 other people, but that's a hard way to go back and forth to work, too. The shape those trucks were in, it felt like we were risking our lives, every time.

Q: I can see why the move made sense. So you never had to pay rent at the Parsons place?

A: No. What would they charge for?

Q: Believe me, I'm not saying they should have charged you rent, I just need to know whether they did or not. I understand you left Parsons Farm after the fire?

A: Yes. I'm lucky. I have family nearby, and I've always been able to find work.

Q: Can you tell me how the camp was first constructed?

A: Well, as I said, it was in the middle of the season, eight years ago. We moved over there on a Sunday, after we got paid that Saturday night. Mr. Parsons sent his own trucks over to pick us up with our stuff, and I think he paid Sanchez what he owed him under their contract. I'm not sure about that part. Anyway, we got over there and spent the rest of Sunday rigging up a place to sleep. Rudy took some of us into town to buy stuff we needed, like flashlights and plastic tarps, duct tape, things like that.

Q: What did you do for food?

A: Most of us had been doing our own cooking at Sanchez' place, because there was electricity there, and hot plates to cook on. So we brought over whatever food we had, and bought more in town. But we were eating out of cans that Sunday and for a few days after that. By the middle of the week Rudy got Roberto Moya, who was already selling us food at lunchtime, to bring it in at night as well. Later on we got a couple of camp stoves and fixed up a fireplace with a grill over it, but a lot of people just bought from Moya.

Q: So the foreman, Rudy Mendoza, arranged for food to be brought in?

A: I think Moya was his brother-in-law or something. It's not like we had a choice. Toward the end of the week Moya would let us buy on credit, you know? And then Rudy would take what you owed him out of your pay. So they definitely had some kind of arrangement.

Q: Do you think they were cheating you?

A: No, the food was okay, and it was pretty reasonable. I just mean that Rudy made sure that Moya didn't have any competition.

Q: And is Moya the person who still sells food to the workers every day?

A: Yes.

Q: Let's go back to the building of the camp, those first few days. Did Mr. Parsons or Rudy provide any of the materials?

A: Oh, sure. They had piled some things they thought we could use at the campsite, and there were other locations on the farm where there were stacks of old boxes, boards, things like that, that they let us use. Like there was an old henhouse on the property that wasn't being used anymore, and we took the roof from that, and some of the boards that were in good shape.

Q: Did they provide any tools you needed?

A: Yes, they let us use all the different tools. Just hand tools, you know, like hammers and shovels, things like that. There was no way to use power tools.

Q: Did they provide garbage cans and latrines from the beginning?

A: It took awhile before they had that dumpster brought in, and had a regular garbage pick-up. But the latrines, yes. They were set up before we got there.

Q: Is there anything else like that that you can think of that shows they were preparing to have you move in there?

A: Maybe the water. Like I said, we didn't get water piped to the site until last year, but before that they installed a valve on the irrigation line that ran closest to the camp, so we could get water there and carry it to the camp. They gave us the buckets, and a couple of big coolers for drinking water to keep at the camp.

Q: I know there was no telephone. What about the mail? Did they put in the mailbox right away?

A: No, I don't think they expected us to get mail, or something. It was a year or two before we had our own mailbox.

Q: Can you think of anything else they provided? If not that first year, in the years since?

A: The water line to the camp, the shower. They would save old tarps for us, things like that. All the strawberries we could eat, especially if they were too ripe to ship. And we could take anything they were throwing away. We got some dishes and stuff that way.

Q: So they didn't do that much to help. But Juan said they also didn't leave you alone, that they had a lot to say about who could live in the camp, or even who could come there, how late they could stay and so forth. Do you agree on that?

A: Oh, yeah. Lots of rules. Every year they gave everybody a copy. I brought you one.

Q: Thanks, this could come in handy. And I take it that Rudy was the main enforcer? That he actually checked up on who was there, stopped people coming in, things like that?

A: Yeah, anybody coming in had to pass his house, and he was right out there. No women. One time a nurse from the health clinic in town came out to give a guy some tests results, and she couldn't even get in. It was their private property.

* * * * * *

PARSONS STRAWBERRY FARM CAMP RULES AND REGULATIONS

- NO ONE IS PERMITTED TO LIVE ON THESE PREMISES
 WITHOUT THE EXPRESS PERMISSION OF THE OWNER OR
 HIS AGENT.
- NO OVERNIGHT VISITORS. OTHER VISITORS PERMITTED AT SOLE DISCRETION OF OWNER OR HIS AGENT.
- NO PETS OF ANY KIND.
- PLACE ALL TRASH IN DESIGNATED RECEPTACLES.
- SMOKING PERMITTED OUTSIDE OF DWELLINGS ONLY.
- NO ALCOHOLIC BEVERAGES.
- NO FIREARMS.
- NO LOUD MUSIC, TALKING, OR OTHER LOUD NOISE AFTER
 10 PM, SATURDAYS EXCEPTED (MIDNIGHT SATURDAYS).
- COOKING TO BE DONE IN DESIGNATED AREAS ONLY.
- USE LATRINE AND KEEP IT CLEAN.

TUESDAY AFTERNOON FEBRUARY 25, 2003



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Examination

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MORALES et al. v. PARSONS

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Excerpts from Columbia Employee Housing Act
Griggs v. Barnes Construction Company (Columbia Court of Appeals, 1992)4
Esteban Raul Lucas v. Murai Farms, Inc. (Columbia Court of Appeals, 1997)
Esteban Raul Lucas v. Perry C. Pollock (Columbia Court of Appeals, 1997)1
Michael R., a Minor v. Jeffrey B., a Minor (Columbia Court of Appeals, 1984)10

EXCERPTS FROM

COLUMBIA EMPLOYEE HOUSING ACT

Section 1. Findings and declarations.

The Legislature finds and declares that protections provided to tenants of farm labor camps help ensure that minimum health standards are maintained in those camps, thus protecting the health of the farm laborers and the community. The Legislature further finds and declares that those protections have been historically found to be necessary and still are necessary today because of the extreme health violations frequently found to exist in farm labor camps.

The Legislature finds and declares that despite added statutory protections, violations of health standards continue to exist in farm labor camps. Protections for tenants who complain about substandard conditions have been weakened by the use of summary unlawful detainer actions by camp owners against complaining tenants. It is the intent of the Legislature to improve conditions in labor camps by closing these loopholes that have developed in the law's enforcement.

Section 2. Employee housing compliance with building standards.

Buildings used for human habitation, and buildings accessory thereto within employee housing, shall comply with state building standards relating to employee housing unless a local ordinance prescribing minimum standards which is equal to such regulations is applicable. If such a local ordinance is applicable to buildings used for human habitation within employee housing, these buildings shall comply with the construction and erection provisions of the ordinance.

* * * * *

Section 8. "Employee housing"

- (a) "Employee housing," as used in this part, means any portion of any housing accommodation, or property upon which a housing accommodation is located, if all of the following factors exist:
- (1) The accommodations consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobile homes or camping of five or more employees by the employer.

- (2) The accommodations are maintained in connection with any work or place where work is being performed, whether or not rent is involved.
- (b) "Employee housing" means the same as "labor camp" as that term may be used in this or other codes.

* * * * *

Section 37. Duty to comply with requirements and regulations.

Every person, or the agent or officer thereof, constructing, operating, or maintaining employee housing shall comply with the requirements of this part, with building standards published in the State Building Standards Code relating to employee housing, and with the other regulations adopted pursuant to this part.

* * * * * *

Section 61. Threats to health and safety; punishment.

- (a) Any person convicted under this part, or found in contempt of a court order or injunction relating to the enforcement of this chapter, where there are violations that are determined by the trier of fact to be so extensive and of such a nature that the immediate health and safety of residents or the public is endangered and where the extent and nature of the violations are due to the defendant's habitual neglect of customary maintenance and display a flagrant lack of concern for the health and safety of residents or the public, is punishable by a fine not exceeding six thousand dollars (\$6,000) and by imprisonment for not less than six months, but not exceeding one year, for each violation or day of a continuing violation, if the trier of fact finds serious violations of the following categories of violations are involved:
 - (1) Serious defects or lack of gas, water, or electric utility systems, unless caused by the tenant's failure to pay gas, water, or electric bills.
 - (2) Serious defects or lack of adequate space and water heating.
 - (3) Serious rodent, vermin, or insect infestation.
 - (4) Severe deterioration, rendering significant portions of the structure unsafe or unsanitary.

- (5) Inadequate numbers of garbage receptacles or service.
- (6) Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal.

* * * * * *

GRIGGS v. BARNES CONSTRUCTION COMPANY

Columbia Court of Appeals (1992)

On December 7, 1988, Russell Griggs was electrocuted while working in a construction yard when a cable he was holding touched an overhead high voltage line. At the time of the accident, Griggs was working for Barnes Construction, a sole proprietorship owned by J.D. Barnes. Barnes Construction was engaged in several building projects in and around the town of Goose Creek in Adams County. Materials and equipment for these projects were stored in Barnes' "job yard" in Goose Creek. On the day in question, Griggs and another Barnes Construction employee, Clinton Morrow, were working in the job yard stacking timber. Morrow was operating a boom truck, and Griggs was assisting him by attaching the boom cable to bundles of timber. As Morrow was maneuvering the boom, he looked into the bright sunlight, which caused him to swing the boom cable at that very moment. The cable conducted the electricity into Griggs' body, causing his death by electrocution.

Griggs' widow and children filed suit against Barnes for wrongful death, alleging that, as a landowner, Barnes owed a general duty of due care to persons coming on his land, including employees, to protect them from the hazard presented by the high voltage lines. The trial court granted defendant's motion for summary judgment on the ground that defendant did not owe a duty of due care to the decedent, and plaintiffs appealed.

Under the common law, a landowner's duty of due care to a person coming onto his land turned on whether the person was classified as a trespasser, licensee or invitee. In *Rowland v. Christian (1968)* our Supreme Court repudiated this classification system and substituted the basic approach of foreseeability of injury to others. The court held that the proper test to be applied to the liability of the possessor of land is whether in the management of his property he has acted as a reasonable man in view of the probability of injury to others. In regard to those working on the land, the landowner who induces or knowingly permits a workman to enter the land for performance of duties mutually beneficial to both parties, is required to use reasonable care to protect the workman by supplying him with a reasonably safe place in which to work. Whether a "duty" exists in

a particular case is a question of law. "Duty" is merely a conclusory expression used when the sum total of policy considerations lead a court to say that the particular plaintiff is entitled to protection.

Generally, if a danger is so obvious that a person could reasonably be expected to see it, the condition itself serves as a warning, and the landowner is under no further duty to remedy or warn of the condition. However, this is not true in all cases. It is foreseeable that even an obvious danger may cause injury, if the practical necessity of encountering the danger, when weighed against the apparent risk involved, is such that under the circumstances, a person might choose to encounter the danger. The foreseeability of injury, in turn, when considered along with various other policy considerations such as the extent of the burden to the defendant and consequences to the community of imposing a duty to remedy such danger may lead to the legal conclusion that the defendant owed a duty of due care to the person injured.

Plaintiffs argued in their opposition to the motion for summary judgment that Barnes should have taken steps to prevent the injury because he knew that the high voltage lines ran across his property and also knew that the boom truck was being stored and operated on the property. Consequently, plaintiffs contend that, viewing the evidence in the light most favorable to plaintiffs, Barnes should have reasonably foreseen that the boom might come into contact with the high voltage lines while the truck was being operated on the premises.

The most important policy consideration in determining whether a duty exists is the foreseeability of the harm. Viewing the evidence in the light most favorable to plaintiffs, as we must, we believe the harm--electrocution caused by the boom coming into contact with overhead power lines--was reasonably foreseeable by Barnes. In our view, the practical necessity of encountering the danger (i.e., the necessity of using the boom truck to move materials), when weighed against the apparent risk involved (electrocution by contact with electrical wires), is such that under the circumstances, a person might (and in fact did) choose to encounter the danger. We stress, however, that we find the injury "foreseeable" only as it pertains to a general duty of care. A court's task in determining "duty" is not to decide whether a particular plaintiff's injury was reasonably

foreseeable in light of a particular defendant's conduct, but rather to evaluate more generally whether the category of negligent conduct at issue is sufficiently likely to result in the kind of harm experienced that liability may appropriately be imposed on the negligent. Thus, the fact finder is still free to find that the particular plaintiff's injury (i.e., Griggs' electrocution) was not foreseeable in light of this particular defendant's conduct.

In addition to foreseeability, a court should consider the following factors in determining whether a duty of due care exists: (1) the degree of certainty that the plaintiff suffered injury; (2) the proximity between the defendant's conduct and the injury suffered; (3) the moral blame attached to the defendant's conduct; (4) the policy of preventing future harm; (5) the extent of the burden to the defendant and consequences to the community of imposing a duty to exercise care with resulting liability for breach; and (6) the availability of insurance for the risk involved.

Here, the considerations numbered (1), (4), (5) and (6) militate in favor of imposing a duty in this case. The plaintiff clearly suffered injury; there is a strong policy of preventing future harm such as that which occurred here; the defendant could have easily discharged his burden by having the power lines insulated, or by specifically prohibiting the use of boom trucks or cranes in the area underneath them; and the risk here is likely covered by a standard liability policy. In short, the sum total of policy considerations lead us to say that Barnes, as a landowner, had a general duty to use due care to protect people coming onto his land from the obvious electrocution hazard on the property. Whether or not Barnes breached that duty with respect to Griggs is an issue of fact which should be left to the fact finder to decide.

Consequently, we reverse the summary judgment.

ESTEBAN RAUL LUCAS. v. MURAI FARMS, INC.

Columbia Court of Appeals (1997)

Plaintiffs appeal from summary judgments granted in favor of defendants George T. R. Murai Farms, Inc. and Ramon Navarro, doing business as Chiquito Navarro Ranch. Plaintiffs Esteban Raul Lucas and Jorge Reyes (plaintiffs Guadalupe Reyes and Mario Garcia Reyes's decedent) (collectively plaintiffs) were migrant farm workers employed by Navarro at the time a fire occurred in temporary migrant farm worker housing located on property adjacent to that of Murai and Navarro. Lucas was gravely injured in the fire and Reyes was killed. Plaintiffs sued Murai and Navarro for damages for personal injuries, on theories of premises liability and negligence per se.

On October 22, 1987, when the fire occurred, Lucas and Reyes were undocumented Mexican nationals, working as migrant farm laborers and residing in an encampment known as the cancha, located along a creekbed on undeveloped land that was adjacent to the ranches owned by Murai and Navarro. As was their custom, Lucas, Reyes, and several co-workers built a living structure in the cancha from parts of wooden pallets, tomato stakes, cardboard, irrigation plastic, and twine, all taken from trash dump areas on the Murai and Navarro ranches.

According to his deposition, Lucas believed that the property on which he was living belonged to Murai. However, it was actually undeveloped land owned by defendant Perry Pollock. Lucas never obtained anyone's permission to live on the Pollock property and was never told to stay there by any authorities on the ranches where he worked. He did not rent a more standard dwelling because of his fear of immigration authorities, because he was sending a substantial portion of his wages home to Mexico, and because he wanted to live near his employment and his friends.

At the time of the fire, Lucas and Reyes had been working for Navarro for approximately two weeks. On the night of the fire, Lucas went into the sleeping structure about 10 p.m. to go to sleep, while Reyes remained outside reading by the light of a candle. Both had drank some beer that evening. Lucas does not know how the fire started. He woke up in the hospital with serious burn injuries and learned that Reyes had died in the fire.

At the time of the fire, nonparty George Hruby, owner of Ranch-Industrial Patrol Company (RIPCO), had contracted with Murai and Navarro to provide security services to the farms. Hruby's contract did not include performing services outside the borders of either the Murai ranch or the Navarro ranch. Hruby was not told by any Murai or Navarro employees to patrol any areas outside the ranch property, such as the cancha area. However, Hruby's business provided basic police protection for the farm laborers who lived in the labor camp, since Hruby felt that no other police or border patrol agencies were ensuring the safety of the workers. RIPCO's activities in the cancha included prohibiting drinking and prostitution in the labor camp, restricting access to the camp, and expelling union organizers. RIPCO former employees signed declarations stating that their instructions regarding the cancha property and the methods used to patrol it came from Hruby, rather than anyone at Murai or Navarro.

At several points in the life of the labor camp, trash from the camp blew over onto Murai and Navarro property, and foremen employed by Murai and Navarro made the workers pick up trash in their camp. In building the shelter, Lucas used materials from trash heaps on the Murai farm, and Reyes used plastic from Navarro's farm. Navarro forbade workers to take discarded materials of any kind from the ranch, including plastic. General Manager Mark Murai prohibited anyone from taking materials from the ranch as well. Murai provided some services and amenities to workers living in the cancha, such as allowing them to use water and toilet facilities on the Murai ranch, allowing them to receive mail there, and allowing caterers and vendors access to Murai land to provide services to camp inhabitants.

Approximately a year after the fire, plaintiffs filed this action for damages for personal injuries, alleging there was a duty on the part of Murai and Navarro to provide adequate and safe housing for Lucas and decedent, as well as a duty to make safe the conditions on the cancha property or to warn plaintiffs of the dangerous conditions created by the flammable structures. After extensive discovery, Murai and Navarro each filed motions for summary judgment. At the hearing on these motions, the trial court found as a matter of law that neither Murai nor Navarro had a duty to provide housing to Lucas and plaintiffs' decedent, to ensure that the cancha was safe and habitable, or to warn Lucas

and Reyes of risks involved in living in the camp. The court noted that Murai was not an employer of plaintiffs, and neither defendant had any legal authority to eject the workers from the Pollock property. The court further noted there were no triable issues of fact regarding negligence per se, as none of the statutes or ordinances relied upon applied to Murai or Navarro, who did not own or control the subject property.

Plaintiffs' main contention on appeal is that Murai and Navarro were not entitled to summary judgment because they did not completely establish an absence of control on their part over the area where the fire occurred, the cancha. They contend that triable factual issues remain as to the nature and extent of these defendants' control over the adjacent plot of land where the cancha was located. Plaintiffs also argue that alleged statutory violations occurred leading to liability on these defendants' parts under the Employee Housing Act.

Turning to the main issue of the extent of Murai's and Navarro's control over the cancha property, plaintiffs' theory is that the activities of Hruby's security service, RIPCO, constituted control over the premises such that the duty of a possessor of premises must be imposed upon the ranch owners. Plaintiffs also pursue an alternative theory that Murai and Navarro, as agents for each other, through the activities of their foremen, encouraged the workers to live at the cancha by providing services, amenities, and security at the premises, and controlling access to them, such that the ranch owners undertook a measure of obligation that would justify a court in imposing upon Murai and Navarro as a matter of law a duty to make the premises safe or to warn of dangers.

In support of their assertion that Murai and Navarro had a duty based upon their control of adjacent land, plaintiffs rely upon *Southland Corp. v. Superior Court* (Columbia Court of Appeals, 1988), where the court concluded that there were triable issues of fact concerning whether a store owner, which had an easement over adjacent land and allowed its customers to park on the land in order to gain access to the store, had a sufficient degree of control over that land, on which the plaintiff was criminally assaulted, in order to justify the imposition of a duty on the store owner to keep the premises safe for users of the property. The court noted that although the critical issue for imposition of a duty is control over premises, the concept of control as developed in case law has

been somewhat elastic and the exercise of control is not necessarily confined to those premises which are owned or possessed by the defendant. A number of circumstances led to the Court of Appeal's conclusion that triable issues remained over the extent of the store owner's control over the adjacent lot, so as to legally permit the imposition of a duty to those customers using the lot, such as regular use of the adjacent lot for parking, authorization in the store lease for such parking, knowledge on the part of the store owner of the customers' regular use of the lot, and significant commercial benefit from the use of the lot.

In this case, plaintiffs rely upon several factors to support their assertion that Murai and Navarro had an adequate degree of control over the adjacent property where the cancha was located in order to support the imposition upon them of a duty of care and/or to warn of danger. First, Lucas daims that RIPCO was an agent of Murai and Navarro inasmuch as RIPCO's security activities at the cancha, such as banning alcohol and prostitutes, showed control over the entire premises. Murai, however, made a showing that it did not instruct RIPCO to patrol the camp. Navarro made a showing that he did not know about the existence of the camp until after the fire, and his contract with RIPCO also did not cover off-premises areas. It thus does not appear that any actions of Murai or Navarro, as principals, were relied upon by Lucas and Jorge Reyes to create the impression that RIPCO was the agent for the ranchers for purposes of insuring overall camp safety. Although a principal is liable for the torts of an agent under the doctrine of respondeat superior, for this liability to be imposed on the innocent principal, the agent's tort must have been committed during the course and scope of his employment. We conclude that as a matter of law, the type and extent of activities that RIPCO engaged in at the cancha were not enough to constitute control of the cancha property for purposes of imposing a duty on Murai and Navarro.

Secondly, plaintiffs rely upon the activities of Murai and Navarro employees, such as the foremen at the farms, to make a showing of some degree of control over the cancha property. For instance, Murai and Navarro foremen instructed workers living at the camp to pick up trash, and allegedly permitted scrap materials to be taken from Murai and Navarro dumps for use in building the wood and plastic shelters. By their activities in allowing the workers to use water and toilet facilities on Murai property, and allowing the

workers to receive mail at the Murai address, it is alleged that these employers encouraged the labor camp environment to exist, and gained an economic benefit from it, so as to justify the imposition of a duty to make the premises safe or to warn of dangers.

A number of considerations lead us to reject plaintiffs' argument that a duty existed here as a matter of law. First, a duty to exercise ordinary care not to injure another will arise out of a voluntarily assumed relationship only if public policy dictates that such a duty should be imposed. Whether in a specific case the defendant will be held liable to a third person not in privity as a matter of public policy involves the balancing of various factors, among which are the extent to which the transaction was intended to affect the plaintiff, the foreseeability of harm to him, the degree of certainty that the plaintiff suffered injury, the closeness of the connection between the defendant's conduct and the injury suffered, the moral blame attached to the defendant's conduct, and the policy of preventing future harm.

The facts here showed that both Murai and Navarro ranch owners and managers made an effort to prohibit workers from using building materials from the ranch scrap heaps, Navarro in particular because he believed the plastic used for fumigation of crops was poisonous. Even though Murai and Navarro foremen apparently did not prevent the workers from taking such scrap materials from the ranch, the factors outlining the public policy for whether to impose a duty of care based on such activities indicate that no such duty should be imposed. In particular, foreseeability of this type of harm is questionable, and the necessary closeness of connection between defendants' conduct and the injury is missing, since it was the use of an open-flame candle in the shelter (over which use these defendants had no control) which caused the injury.

The law of premises liability does not extend so far as to hold a landowner liable merely because its property exists next to adjoining dangerous property and it took no action to influence or affect the condition of such adjoining property. The activities of Lucas and the plaintiffs' decedent in building the shelters and using lighted candles in them must be distinguished in kind from the activities of the customers who used the dangerous adjacent parking lot in *Southland Corp.*, *supra*. Lucas and Jorge Reyes were not

business patrons of their employers, and no third party criminal acts were inflicted upon plaintiffs for which the ranch owners should be held responsible. Instead, plaintiffs knew of the danger of using fire in the temporary structures, but did so anyway. Although a possessor of land must exercise reasonable care to make the premises safe or to warn regarding dangerous conditions or activities the possessor knows of or could readily discover, there is no obligation to protect the invitee against dangers which are known to him, or which are so apparent that he may reasonably be expected to discover them and be fully able to watch for himself.

An owner of property is not an insurer of safety, but must use reasonable care to keep the premises in a reasonably safe condition and must give warning of latent or concealed perils. The danger of the structures at the cancha was obvious and was not in any sense latent or concealed, especially to those persons who built the structures and used them. Consequently, we see no basis for the imposition of a duty on the ranch owners to warn of dangers inherent in the use of the structures just off their premises, nor any duty to make those structures safe for the inhabitants.

Because of the conclusions reached above, that no duty of care or duty to warn may be imposed on Murai and Navarro towards plaintiffs, we find it unnecessary to discuss the statutory claims directed toward the employers as alleged owners and controllers of property.

The judgments are affirmed.

ESTEBAN RAUL LUCAS v. PERRY C. POLLOCK

Columbia Court of Appeals (1997)

This is the second of two cases decided today arising out of a fire in temporary migrant farm worker housing constructed on defendant Perry Pollock's land, in which plaintiff Esteban Raul Lucas was gravely injured and plaintiffs Guadalupe Reyes and Mario Garcia Reyes's decedent, Jorge Reyes, was killed. In granting Pollock's motion for summary judgment, the trial court found Pollock had breached no landowner's duties sounding in negligence that were owed to plaintiffs, and was not liable for damages. Plaintiffs appealed.

The farm where Lucas and Reyes were working at the time of the fire was located adjacent to Pollock's property, which was undeveloped and not used for any purpose, including farming. Pollock acquired this land in 1975 after he foreclosed on a trust deed, was holding it solely for investment purposes, and at the time of the accident was trying to sell it, using the services of real estate agent James Daley. Pollock never gave anyone permission to enter onto or live on his property, and he testified in his deposition he was unaware that anyone was present there at the time of the fire. He did admit to having seen that a fence was down on the northern edge of the property, and tire tracks indicating that vehicles might have entered at some time in the past. The area on Pollock's property where the migrant encampments were made was hidden deep within a gully and was obscured by thick underbrush. The shelters were invisible and inaccessible from the single paved road in the area, or from the southern portion of the adjoining ranch, where Lucas and Reyes worked. The owners of that farm denied that they had ever seen shelters near the Pollock property. Pollock never discussed his property with anyone who worked for the adjoining farms.

Approximately a year after the fire, Lucas and Reyes's survivors filed their complaint for personal injury and wrongful death against Pollock and the owners of the farms adjacent to his land, one of whom had employed the plaintiffs. As against Pollock, the cause of action was for premises liability.

After discovery had been conducted, Pollock filed his motion for summary judgment, arguing that he owed no legal duty of care to the plaintiffs and had acted reasonably in the management of his property in view of the probability of injuries to others, even trespassers. Plaintiffs' opposition focused upon allegations of Pollock's actual knowledge of conditions on the property, or imputed knowledge on the basis of his real estate agent's familiarity with the property resulting from his appraisal and attempts to sell it.

Regarding their claims of Pollock's actual knowledge, plaintiffs argue that a defendant's actual knowledge may be shown, not only by direct evidence, but also by circumstantial evidence. Hence, his denial of such knowledge will not, per se, prevent liability. They also argue that landowners may be held liable for failure to correct within a reasonable time such defects in the property as would have been revealed by a reasonable inspection. From all of these rules, plaintiffs argue, a triable issue of fact is created as to the existence of knowledge on the part of Pollock, impliedly creating a duty to make safe his land from the dangerous conditions which caused the fire. They argue that a landowner is responsible not only for the result of his willful acts, but also for an injury occasioned to another by his want of ordinary care or skill in the management of his On the issue of Pollock's constructive knowledge, plaintiffs argue that property. Pollock's real estate agent, Daley, was under a duty to inform Pollock of matters in connection with the agency which would affect the marketability or value of Pollock's real property. The presence of a migrant farm worker encampment is argued to be such a matter affecting the value of real property

We find several flaws with plaintiffs' reasoning. First, although the evidence showed Pollock had designated Daley as his agent in the proposed sale of the property, the scope of that agency created duties in Daley only to Pollock as the principal and to prospective purchasers of the property. Plaintiffs have made no showing that third party trespassers or bystanders on the property were entitled to any particular duties arising out of that agency, which was created for a limited purpose.

Here, the injured plaintiffs had no dealings with Pollock either directly or through Daley. In opposition to Pollock's motion, plaintiffs were able to raise only speculation and

suggestions that Pollock "must have known" about the existence of the encampments. However, such evidence is not sufficient to justify an inference of actual knowledge, nor is the same equivocal evidence as to Daley sufficient to support an inference of constructive knowledge on Pollock's part. Moreover, the evidence on which the plaintiffs rely to show notice of the presence of the encampment (i.e., Pollock's knowledge that an alternative access route to the property had apparently been developed and his admission after the fire in a letter to the police department that farm workers lived on the property, along with Daley's familiarity with the property) does not as a matter of law establish that Pollock, as landowner, had a duty to these plaintiffs to make the premises reasonably safe for the purposes for which they were used. A landlord should not be held liable for injuries from conditions over which he has no control. Manifestly, Pollock had no control over the existence of hazards in the migrant farm workers' encampment, which he had not authorized to be built, and the dangers of which all the evidence showed he lacked actual or constructive knowledge.

In conclusion, even if we assume that Pollock had actual or constructive knowledge of the presence of migrant encampments upon his property, we are unable to conclude as a matter of law from such evidence (if any) that a duty existed on Pollock's part to take steps to correct or prevent the particular dangers which led to plaintiffs' injuries in this case, specifically the danger of fire in the temporary structures. Pollock's status as landowner did not create in him a duty to insure the well-being of these third parties upon his property, nor any duty to protect them from their own activities, nor any duty to police an area in which he was conducting no activity whatsoever. Nor did the actual condition of Pollock's land in its undeveloped state, or his management of it, contribute to or cause the accident which injured the plaintiffs. The issue presented by this motion for summary judgment is whether any knowledge on Pollock's part, if shown, created a duty on the theory that his conduct was unreasonable in light of any such knowledge. The trial court's grant of summary judgment correctly resolved that issue.

The judgment is affirmed.

MICHAEL R., a Minor v. JEFFREY B., a Minor

Columbia Court of Appeals (1984)

Michael, a minor, appeals through his guardian ad litem from a judgment granting respondents' motion for summary judgment. The issue herein is whether verbal encouragement to commit assault with a deadly weapon is affirmative conduct sufficient, as a matter of law, to impose divil liability for damages ensuing from that assault.

On December 18, 1979, at approximately 8 p.m. Michael, while walking home from a school banquet, was struck in the eye with a marble and, as a result, was blinded in that eye. Earlier that day Lance, Bruno, Edie and Jeffrey took turns shooting marbles with a slingshot. Only Jeffrey shot marbles at automobiles driving by the open field in which they were playing. As Michael left the school after the banquet, Lance pointed him out to Jeffrey and, according to Jeffrey's testimony, Bruno, Edie and Lance prompted and encouraged him to shoot Michael with the slingshot. For purposes of the summary judgment motion, respondent Bruno admits making the statement, "Hey, shoot him; go for it." Jeffrey testified that he did not know Michael and had no intention of shooting at him until incited by the others. Jeffrey was prosecuted in juvenile court for assault with a deadly weapon and pleaded "guilty."

Appellant's complaint alleged that defendants "negligently, recklessly, wantonly and intentionally shot a marble in the direction of plaintiff by the use of a slingshot or other device, in a reckless and wanton disregard of the possible consequences to plaintiff by reason thereof, and said defendants knew or should have known that said conduct would unreasonably expose the general public and in particular the plaintiff to probable serious harm...." Respondent Bruno moved for summary judgment on the ground that he had no duty under Columbia law to control the conduct of the third person who injured plaintiff. The motion was granted.

On appeal Michael argues that the remark, "Hey, shoot him; go for it" is a violation of Penal Code § 653f and constitutes negligence per se. Solicitation consists in asking another to commit one of the crimes specified in § 653f with intent that the crime be committed, but intent may be inferred from the circumstances of the asking. The alleged cause of action is not a violation of the statute, but rather negligence of the defendant, and the statute is merely evidence offered to show such negligence.

Violation of a statute without justification constitutes presumptive failure to exercise due care if the violation proximately caused the injury and the person injured was one of the class of persons for whose protection the statute was adopted. Respondent contends that § 653f was intended neither to prosecute "verbal bystanders" nor provide for civil liability. We disagree. It is indisputable that an injury resulting from commission of an assault with a deadly weapon is the type of injury a statute prohibiting solicitation to commit assault with a deadly weapon was designed to prevent. Someone who encourages another to shoot a person is not a "verbal bystander." Such solicitation is precisely the conduct proscribed by the statute.

Additionally, the statute need not provide specifically for civil damages or liability. Violation of a statute embodying a public policy is generally actionable even though no specific civil remedy is provided in the statute itself. Any injured member of the public for whose benefit the statute was enacted may bring the action.

Proof that a defendant was negligent as a matter of law does not automatically establish liability; plaintiff still bears the initial burden of showing that defendant's negligence was a proximate cause of the injury. An actor may be liable, however, if his negligence is a substantial factor in causing an injury; he is not relieved of liability because of an intervening act of a third person whose act is reasonably foreseeable.

In Rowland v. Christian (1968) the Columbia Supreme Court identified seven factors to be considered in determining whether a duty is owed to third persons: 1) the

¹ Penal Code § 653f provides: "(a) Every person who solicits another to ... commit or join in the commission of...assault with a deadly weapon or instrument...is punishable by imprisonment in the county jail not more than one year or in the state prison...."

foreseeability of harm to the plaintiff; 2) the degree of certainty that the plaintiff suffered injury; 3) the proximity between the defendant's conduct and the injury suffered; 4) the moral blame attached to the defendant's conduct; 5) the policy of preventing future harm; 6) the extent of the burden to the defendant and consequences to the community of imposing a duty to exercise care with resulting liability for breach; and 7) the availability of insurance for the risk involved.

The harm in the instant case was clearly foreseeable; Jeffrey had been shooting at automobiles previously. The certainty of appellant's injury was undisputed. There was a proximate connection between the verbal encouragement and the shooting. Encouragement or solicitation of an assault with a deadly or dangerous instrument was clearly wrong. Imposing a duty would promote a policy of preventing future harm; it would not impose liability which did not previously exist for mere bystanders. The burden on Bruno to abstain from encouraging or soliciting a crime was minimal.

We, therefore, find that appellant's opposition to respondents' motion for summary judgment raised a triable issue of fact whether Bruno actively encouraged, solicited or conspired to injure Michael and that verbal encouragement is included within the parameters of Penal Code § 653f to constitute negligence per se.

The judgment in favor of respondents is reversed.

THURSDAY AFTERNOON FEBRUARY 27, 2003



California
Bar
Examination

Performance Test B
INSTRUCTIONS AND FILE

REESE v. KENNEL KARE, INC.

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REESE v. KENNEL KARE, INC.

INSTRUCTIONS

- You will have three hours to complete this session of the examination. This
 performance test is designed to evaluate your ability to handle a select
 number of legal authorities in the context of a factual problem involving a
 client.
- 2. The problem is set in the fictional State of Columbia, one of the United States.
- 3. You will have two sets of materials with which to work, a **File** and a **Library**.
- 4. The **File** contains factual materials about your case. The first document is a memorandum containing the instructions for the tasks you are to complete.
- 5. The **Library** contains the legal authorities needed to complete the tasks. The case reports may be real, modified, or written solely for the purpose of this performance test. If the cases appear familiar to you, do not assume that they are precisely the same as you have read before. Read each thoroughly, as if it were new to you. You should assume that cases were decided in the jurisdictions and on the dates shown. In citing cases from the **Library**, you may use abbreviations and omit page citations.
- 6. Your response must be written in the answer book provided. You should concentrate on the materials provided, but you should also bring to bear on the problem your general knowledge of the law. What you have learned in law school and elsewhere provides the general background for analyzing the problem; the File and Library provide the specific materials with which you must work.
- 7. Although there are no restrictions on how you apportion your time, you should probably allocate at least 90 minutes to reading and organizing before you begin writing your response.
- 8. Your response will be graded on its compliance with instructions and on its content, thoroughness, and organization.

Law Offices of Rachel Bergman

214 West Elm Street Martinville, Columbia

MEMORANDUM

To: Applicant

From: Rachel Bergman

Re: Reese v. Kennel Kare, Inc.

Date: February 27, 2003

Our client, Kennel Kare, Inc., is a dog boarding facility. Kennel Kare, Inc. has been sued by pet owners Amanda and George Reese for damages for alleged negligence. No other defendants are named in the action. The Reeses' prize pug was injured while being boarded at our client's kennel. The dog, Mrs. Miniver, escaped while being transferred from her cage to a dog run, became tangled in a barbed wire fence, and suffered disfiguring and severe cuts. This incident occurred some three years ago. While the action was filed more than two years ago, plaintiffs' counsel did not prosecute the action vigorously until recently.

Kennel Kare, Inc., was originally formed by Fred and Helen Dolan more than twenty-five years ago. Fred's and Helen's titles are President and Vice-President, respectively. Their daughter, Phyllis Dolan, now participates in operating the business of the corporation, too. Phyllis' title is Operations Manager.

Attached are the following:

- 1. My file memorandum from my recent interview with Phyllis Dolan;
- 2. Registration Form for Mrs. Miniver;

- 3. Excerpt from Procedures Manual for Kennel Kare, Inc.;
- 4. Incident Report;
- 5. Transcript of tape-recorded interview by Phyllis Dolan of Molly Taube, the employee handling Mrs. Miniver at the time of the incident; and,
- Confidential Memorandum prepared by Phyllis Dolan as Kennel Coordinator
 Operations Manager.

I am preparing to defend the depositions of Phyllis Dolan and Molly Taube. Given the lapse of time, I am trying to decide whether and which documents I should show them to prepare for their respective depositions. These documents have not yet been sought through discovery by the plaintiffs.

Referring to the attached cases and the other materials please write a memorandum advising me and giving your reasons for the following:

- 1. Whether, if I show **Phyllis Dolan** each of the above-listed six documents, I will be successful in resisting a motion by opposing counsel to compel production of these documents. Be sure to analyze, as to each document separately, the issues of privilege and waiver.
- 2. Whether, if I show **Molly Taube** each of the above-listed six documents, I will be successful in resisting a motion by opposing counsel to compel production of these documents. Be sure to analyze, as to each document separately, the issues of privilege and waiver.

Law Offices of Rachel Bergman

214 West Elm Street Martinville, Columbia

MEMORANDUM

To: File

From: Rachel Bergman

Date: December 27, 2002

Re: Reese v. Kennel Kare, Inc.

These are my notes summarizing my initial interview with Phyllis Dolan on December 27, 2002.

Kennel Kare

Kennel Kare was started by Phyllis' parents, Fred and Helen Dolan, 40 years ago as a family business. The corporate entity was formed more than 25 years ago. Fred and Helen have always been President and Vice-President of the corporation, as they are now. They each originally owned 50% of the shares of Kennel Kare, and continue to maintain these shares. Phyllis has worked for the company, and later, the corporation, for more than 20 years. Over the last five years, Fred and Helen have begun to transfer control of the company to Phyllis Dolan. Phyllis became Operations Manager last year. Fred and Helen still are ultimate decision-makers of the corporation, but Phyllis makes all the day-to-day decisions regarding operations of the company. For example, she is in charge of hiring and firing personnel who work at the kennel. The Operations Manager reports directly to the President and Vice-President; likewise, the Kennel Coordinator, Office Manager, and Marketing Manager report directly to the Operations Manager.

As of the date of the incident, Phyllis' title was Kennel Coordinator. At that time, she reported directly to the Operations Manager, who in turn reported to Fred and Helen. As Kennel Coordinator, Phyllis generally made sure that the kennel was running smoothly. Phyllis could not make major decisions without the approval of the Operations Manager or her parents.

The kennel is located on 5 acres of a 25-acre parcel. Fred and Helen have a home on the parcel. Phyllis has a home closer to town. Kennel Kare boards up to 100 dogs at a time, and employs 20 full-time employees.

Incident on July 5, 2000

Amanda and George Reese dropped off their dog, Mrs. Miniver, on July 2, 2000. They filled out a standard registration form. No unusual behavioral issues were noted. Phyllis estimates that Mrs. Miniver was worth \$20,000 before her injuries. Apparently, Mrs. Miniver is a pure-bred, and competed successfully in local, state and national dog shows with cash prizes.

Phyllis recalls receiving a phone call in the early evening of July 5, 2000. Molly Taube, one of the employees on duty that evening, called to let Phyllis know that Mrs. Miniver had gotten loose as Molly was removing her from her cage to take her to the dog run for her evening walk. The dog ran through an open gate and about 25 yards further to a barbed wire fence separating the kennel from an adjoining property. The dog became tangled in the barbed wire fence and suffered severe cuts on her back, side and stomach areas. Molly first called Dr. Jack Carter, the veterinarian listed on the Reeses' registration form. Neither Dr. Carter nor his on-call person was available. Molly then called Dr. Mary Donaldson, the vet on Kennel Kare's on-call list. Molly then called the Reeses at their cell phone number and advised them what had happened. Dr. Donaldson was able to come to the kennel right away, and sutured the dog's injuries. The Reeses arrived at around 11:00 p.m. and took the dog home with them.

Incident Report and Memo

Kennel Kare's Procedures Manual requires that an incident report, interview and memorandum be prepared.

17878 Greenhaven Lane Harveyville, Columbia

Registration Form

Tall lla About Vau	r Potio Hoolth			
Tell Us About Your Veterinarian: Dr.	Jack Carter	at	Benson Vallev	Clinic/Hospita
	(555) 767-0934			
	ur pet's general health? (inclu			
good				
Allergies (if any)				
	s: <u>none</u>			
Frequency and time	administered:			
Date of last complet	te physical exam			
Vaccinations:				
Rabies current	Date Administered		Date Due	
DHLP current	Date Administered		Date Due	
Parvo <u>current</u>	Date Administered		Date Due	
Bordatella_current	Date Administered		Date Due	
Please Tell Us Abo	out Your Pet's Daily Routine	<u>9</u>		
Wake-up time:	6:30 a.m,			
Regular Food: Bran	d <u>Pet-time</u> Vari	ety <u>hi-pro</u>	Feed Times	dinne rtim e
Quantity: 1 car	nInstruction	s <u>mix wi</u>	ith warm water and kibble	<u> </u>
Exercise/Walk	2 times	Times_	a.m. and p.m.	
Typical Elimination	Times 6:45 a.m., 3:30	p.m . and 8 p	o.m .	
Sleen Time: 10	:00 n m			

I certify that I am the owner or the agent of the owner of the aforementioned pet, and that I am authorized to board the pet and sign this form. I authorize Kennel Kare, Inc. to contact my veterinarian in order to confirm health, temperament and vaccinations. I give consent to Kennel Kare, Inc. to act on my behalf by obtaining veterinary care at my expense, should Kennel Kare, Inc. deem it necessary. I have read the schedule of fees and agree to pay all charges at checkout, unless previously arranged. I authorize Kennel Kare, Inc. to charge my credit card account, if so provided, for any outstanding invoices. I release Kennel Kare, Inc. (and its agents and employees) from any liability or claim due to injury or death of my dog, unless Kennel Kare, Inc. has been negligent in the care of my dog. I understand that under no circumstances will Kennel Kare, Inc. be liable for consequential damages or damages beyond the replacement value of my dog.

Favorite Activities/Toys

frisbee toss and squeaky toy

Signed:	Date	<u>J u l y</u>	2,
2000			

Excerpt from Procedures Manual

* * * * * *

Section X.B. In Case of Sickness or Injury to Animals

Kennel Kare employees are required to do the following in all cases involving sick or injured animals:

- 1. Notify the supervisor on duty of the sick or injured animal.
- 2. If the supervisor determines that the animal requires veterinary services, refer to the animal's registration form and call the listed veterinarian. If emergency services are unavailable, refer to the list of on-call providers. Call the providers, in the order in which they appear on the list, and obtain the most immediate services available. Follow other steps indicated in the "Instructions in case of emergency" section of the Registration Form.
- 3. Once the animal is under the care of a veterinarian, fill out an Incident Report.
- 4. At the first available opportunity, the Kennel Coordinator or Operations Manager will conduct interviews of all employees who were on duty at the time the animal became sick or injured. These interviews shall be tape-recorded.
- 5. The person who conducts the interviews shall also prepare a memorandum summarizing the circumstances surrounding the sickness or injury, as well as all steps taken in response thereto.
- 6. The Incident Report, tape recording and memorandum may be used as the basis for disciplinary action, if so warranted. If so used, the documents will not be made a part of the employee(s)' Personnel File, but will be maintained by the central office as provided below.
- 7. The original Incident Report, tape recording and memorandum shall be filed in the central office file entitled "Incident Reports," which shall be confidential, kept in a locked file cabinet, and will be made available to legal counsel if litigation results from the incident.

17878 Greenhaven Lane Harveyville, Columbia

Incident R	eport
------------	-------

Name of employee:	Molly Taube
Date of report: <u>July 5, 2000</u>	Time of report: <u>11:30 p.m.</u>
Name of animal: Mrs Mir	niver

Description of incident (time and date you first observed sickness or injury; where animal located; describe animal's condition or symptoms; describe who was present; describe steps you took in response, noting dates and times, if possible): At approximately 7:45 p.m., I went to the cage area to take Mrs. Miniver from her cage to the dog run area. For some reason, there was a lot of distracting stuff going on. There was lots of barking and commotion among many of the dogs in the cage area. I didn't notice it at the time, but a pick-up truck from a ranch down the road with 2 black labrador retrievers in the back had driven up to the gate. Those dogs were barking, too. I unlocked Mrs. Miniver's cage, and had swung open the door slightly. I was grabbing her collar so that I could attach a leash when she bolted. By then, the pick-up truck driver had rolled open the gate, and Mrs. Miniver ran through it. I lost sight of her, but ran after her. She seemed to be headed toward a tree-lined area that divides our property from the neighboring ranch. Suddenly, I heard yelping. I found Mrs. Miniver caught up in the barbed wire fence. I had trouble getting her untangled. She bit me a couple of times, but I finally got her loose. I ran her back to the office. Nobody else was around. I called Phyllis and told her what was going on. Mrs. Miniver was bleeding all over. I wrapped her in some blankets we had in the office. I called Dr. Carter, but he wasn't available, nor was his on-call person. I called Dr. Donaldson and she came out right away, I'd say in about 20 minutes. While I was waiting for Dr. Donaldson, I called the Reeses. I told them what had happened. They were really upset.

17878 Greenhaven Lane Harveyville, Columbia

Transcript of Interview between Phyllis Dolan (PD) and Molly Taube (MT)

Date of interview: July 8, 2000

PD: Hi, Molly. I have the tape recorder going. You know that I have to do this according to our Procedures Manual, okay?

MT: Yeah, I understand.

PD: Try not to get too stressed out about this. All you have to do is tell the truth, okay? Although, you should know that the Reeses might sue us. You just need to be careful about what you say, okay?

MT: I am really sorry about what happened, Phyllis. I have been with you guys for 7 years, and this is the first time something like this happened.

PD: We're all sorry when something like this happens, Molly. I know you didn't mean for it to end up this way, but why don't you tell me what you remember?

MT: It's pretty much what I said in the Incident Report, Phyllis.

PD: Well, take a look at it again and see if there's anything else you remember.

MT: I guess it was a lot crazier than I thought. I still can't figure out what exactly was going on, but all of a sudden all the dogs went crazy. They were barking and running around in their cages. Then the pick-up drove up. It was really noisy, the truck I mean, and the two dogs in back were also going nuts. Maybe I should have waited to get Mrs. Miniver out. There wasn't a particular hurry or anything, now that I think about it.

PD: Well, but that's in hindsight. Don't second guess yourself. You did what you thought was right at the time, didn't you?

MT: Yeah, of course, but I just feel so bad for Mrs. Miniver and the Reeses . . .and for Kennel Kare.

PD: I know you do. Well, is there anything else?

MT: I really can't think of anything.

PD: Okay, Molly. I'll be writing this up. As you know, part of my job is to make a recommendation about whether we'll be taking any disciplinary action against you. I can tell you now that I won't be recommending any disciplinary action, but I can't say I'm happy about this.

MT: I am still very sorry that this happened, you know. I promise I'll be more careful next time.

17878 Greenhaven Lane Harveyville, Columbia

CONFIDENTIAL MEMORANDUM

To: Operations Manager

From: Phyllis Dolan, Kennel Coordinator

Date: July 9, 2000

Re: Incident involving Mrs. Miniver on July 5, 2000

I have reviewed the applicable Registration Form and Incident Report. I also audiotaped an interview with Molly Taube yesterday. I summarize my findings as follows:

- 1. Molly has been an excellent employee for the past 7 years. She has had excellent performance reviews.
- 2. Molly does not have an explanation for why the incident occurred. It appears that she may have been distracted by a sudden widespread outburst of barking and excitement by the dogs being boarded at the time. Our facility was pretty full given that it was during the Fourth of July holiday period.
- 3. Another source of distraction was the unfortunate arrival at the time of the incident of our neighbor's pick-up truck. The truck was quite noisy and was carrying two large, barking dogs who seemed to further contribute to the general barking and excitement of the dogs at the kennel.
- 4. Under the circumstances, but in hindsight, Molly realizes that she should not have tried to take Mrs. Miniver to the dog run at that time. She could have waited until things calmed down before doing so. Perhaps because of the extra pressures created by being full over the holiday and being short-staffed, her judgment was not at its best.

Based on the above, I recommend that no disciplinary action be taken. I will have a talk with Molly and remind her that during a holiday period, and particularly when we're understaffed, she needs to think calmly, coolly and carefully to avoid making rash decisions. Molly agrees that she will be more careful next time.

THURSDAY AFTERNOON FEBRUARY 27, 2003



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Performance Test B LIBRARY

REESE v. KENNEL KARE, INC.

LIBRARY

Selected Provisions of the Columbia Evidence Code and Columbia Code of	
Civil Procedure	1
Sullivan v. Superior Court (Columbia Court of Appeal, 1972)	3
Dixon v. Superior Court (Columbia Court of Appeal, 1968)	6

SELECTED PROVISIONS OF THE COLUMBIA EVIDENCE CODE AND COLUMBIA CODE OF CIVIL PROCEDURE

* * * * * *

Evidence Code § 771

- a) If a witness, either while testifying or prior thereto, uses a writing to refresh his memory with respect to any matter about which he testifies, such writing must be produced at the hearing at the request of an adverse party and, unless the writing is so produced, the testimony of the witness concerning such matter shall be stricken.
- (b) If the writing is produced at the hearing, the adverse party may, if he chooses, inspect the writing, cross-examine the witness concerning it, and introduce into evidence such portion of it as may be pertinent to the testimony of the witness.

* * * * * *

Evidence Code § 912

The right of any person to claim lawyer-client privilege [and the other privileges] is waived with respect to a communication protected by such privilege if any holder of the privilege, without coercion, has disclosed a significant part of the communication or has consented to such disclosure made by anyone. Consent to disclosure is manifested by any statement or other conduct of the holder of the privilege indicating consent to the disclosure, including failure to claim the privilege in any proceeding in which the holder has the legal standing and opportunity to claim the privilege.

* * * * * *

Evidence Code § 952

"Confidential communication between client and lawyer" means information transmitted between a client and his lawyer in the course of that relationship and in confidence by a means which, so far as the client is aware, discloses the information to no third persons other than those who are present to further the interest of the client in the consultation or those to whom disclosure is reasonably necessary for the transmission of the information or the

accomplishment of the purpose for which the lawyer is consulted, and includes a legal opinion formed and the advice given by the lawyer in the course of that relationship.

* * * * * *

Evidence Code § 954

Subject to Evidence Code § 912, the client, whether or not a party, has a privilege to refuse to disclose, and to prevent another from disclosing, a confidential communication between client and lawyer if the privilege is claimed by: (a) The holder of the privilege; (b) A person who is authorized to claim the privilege by the holder of the privilege; or (c) The person who was the lawyer at the time of the confidential communication.

Evidence Code § 955

The attorney who received the communication or made a communication subject to the attorney-client privilege shall claim the privilege whenever he is present when the communication is sought to be disclosed and is authorized to claim the privilege under Evidence Code § 954.

* * * * * *

Code of Civil Procedure § 2017

Any party may obtain discovery regarding any matter, not privileged, that is relevant to the subject matter involved in the pending action, if the matter either is itself admissible in evidence or appears to be reasonably calculated to lead to the discovery of admissible evidence.

* * * * * *

SULLIVAN v. SUPERIOR COURT

Columbia Court of Appeal (1972)

- There is apparently no conflict as to the facts alleged in the petition. Petitioner William Sullivan alleges that he interviewed his client, Mary Spingola, concerning the events surrounding an automobile accident. The interview was conducted in the course of an attorney-client conference, during which petitioner asked questions and plaintiff in the underlying action, Spingola, gave her answers. This interview was tape-recorded.
- During the taking of the deposition of Spingola, defense counsel asked her if she had used anything to refresh her memory. Her counsel as well as she stated that to refresh her recollection she used the transcription made by petitioner's secretary of the electronically recorded conference between her and the attorney.
- The defendants in the underlying action then demanded the production of the transcription. Petitioner refused to produce it on the ground that it was protected by the attorney-client privilege. The trial court ordered production of the transcription.
- Petitioner then filed this petition to prohibit enforcement of this order, contending that requiring the production of the transcription violated the attorney-client privilege and that Spingola's refreshing her memory from the transcription was not a waiver of the privilege.
- To successfully invoke the lawyer-client privilege, three requirements must be met.

 There must be (1) a communication, (2) intended to be confidential, and (3) made in the course of the lawyer-client relationship. The privilege is given on grounds of public policy in the belief that the benefits derived therefrom justify the risk that unjust decisions may sometimes result from the suppression of relevant evidence. Adequate legal representation in the ascertainment and

enforcement of rights or the prosecution or defense of litigation compels a full disclosure of the facts by the client to his attorney. Unless he makes known to the lawyer all the facts, the advice which follows will be useless, if not misleading; the lawsuit will be conducted along improper lines, the trial will be full of surprises, much useless litigation may result. Furthermore, unless the client knows that his lawyer cannot be compelled to reveal what is told him, the client will suppress what he considers to be unfavorable facts.

Code of Civil Procedure § 2017 expressly exempts privileged matter from discovery. There can be no doubt that the document in question is privileged. Defendants do not argue otherwise. Defendants, however, contend that the provisions of Evidence Code § 771 control in a situation of this kind and require disclosure because they claim Spingola waived the privilege. Evidence Code § 771 provides in pertinent part:

(a) If a witness, either while testifying or prior thereto, uses a writing to refresh his memory with respect to any matter about which he testifies, such writing must be produced at the hearing at the request of an adverse party and, unless the writing is so produced, the testimony of the witness concerning such matter shall be stricken. (b) If the writing is produced at the hearing, the adverse party may, if he chooses, inspect the writing, cross-examine the witness concerning it, and introduce into evidence such portion of it as may be pertinent to the testimony of the witness.

There is an apparent conflict between Evidence Code § 771 and other statutes dealing with the attorney-client privilege. In interpreting the various statutes on the subject, certain rules of statutory interpretation must be borne in mind. One rule provides that when two provisions of a statute are inconsistent, then a specific provision will control over a general one. Thus, under this rule, the specific provisions of the Evidence Code governing the protection of specific privileges will control over the more general provisions of Evidence Code § 771 which

refers to the production of *any* document used by a witness to refresh his memory. Another rule provides that when an irreconcilable conflict exists between two sections of a statute, the later occurring provision controls over an earlier provision, even though both were enacted at the same time. Under this rule, the Evidence Code sections governing privilege control over the earlier occurring in § 771.

Evidence Code § 952 defines a confidential attorney-client communication to include disclosures of information to those to whom disclosure is reasonably necessary for the accomplishment of the purpose for which the lawyer is consulted. Spingola was not asked whether, despite the fact that she refreshed her memory by reading the transcription, she had an independent recollection of the facts of the accident. However, it may be assumed that any careful lawyer would grant her the opportunity before trial to refresh her memory with her first statements to her attorney.

In view of the importance of the attorney-dient privilege and the nature of the writing involved here, it cannot be held that Spingola waived the privilege by refreshing her recollection from it. Moreover, to hold otherwise and thereby undermine the sanctity of the attorney-client privilege may have very far-reaching effects upon attorney-client communications which are not justified by the facts of the present case.

Petition granted.

DIXON v. SUPERIOR COURT

Columbia Court of Appeal (1968)

Petitioner Corey Dixon (Dixon) seeks a writ of mandamus directed to the Superior Court, Orange County, ordering it to grant his motion to produce certain reports.

In an action by Dixon for personal injuries resulting from an explosion on August 3, 1965, Southern Counties Gas Company (Gas Co.) was named as the defendant. Mr. Reynolds, an employee of Gas Co. at the time of the accident, was a lead man in charge of a crew of at least two other men including Alfred Jones. They did construction and maintenance work for Gas Co. Mr. Reynolds was not present at the scene of the explosion, but was required by Gas Co. to prepare certain investigation and accident reports in connection with the accident. Mr. Jones was present at the scene of the explosion. Mr. Reynolds and Alfred Jones were not named as defendants. Reynolds' reports were prepared and submitted at various dates, commencing in August 1965 and continuing to and including May 1966. Plaintiff was to take the deposition of Alfred Jones. Prior to the time when the deposition was taken, and in order to refresh his memory, Jones reviewed Reynolds' reports, which had been given to him by the attorney for Gas Co.

At the deposition, Dixon elicited the fact that Jones had refreshed his recollection in this manner. Gas Co., however, refused Dixon's request to produce the reports.

Subsequent to the taking of the deposition, Dixon moved the court for an order pursuant to Evidence Code § 771 (all further references are to provisions of the Evidence Code unless otherwise indicated), requiring Gas Co. to produce and permit him to inspect and copy the reports which had been identified. Section 771 provides in pertinent part: "(a) If a witness, either while testifying or prior thereto, uses a writing to refresh his memory with respect to any matter about which he testifies, such writing must be produced at the hearing at the request of

an adverse party and, unless the writing is so produced, the testimony of the witness concerning such matter shall be stricken."

The motion specifically described and identified the papers and documents it desired to inspect and copy. This motion was denied on the basis that the papers and documents were privileged under the attorney-client privilege, and that the privilege had not been waived.

The questions presented are: (1) Were the reports privileged as attorney-client communication, and (2) if there was a privilege, was there a waiver?

Attorney-client privilege

The problem involved obviously relates to the extent of the attorney-client privilege when the client is a corporation. The problem becomes complex because a corporation can speak only through an officer, employee, or some other natural person. Certainly, this fact should not result in an absolute denial of the privilege, nor should it lead to the conclusion that the privilege attaches to every report or statement made by a corporate agent and furnished to the corporation's attorney. The existence of such a privilege in favor of a corporate client has been assumed in many Columbia cases, but the precise extent of the privilege seems never to have been discussed by the Columbia appellate courts.

Certainly the public policy behind the attorney-client privilege requires that an artificial person be given equal opportunity with a natural person to communicate with its attorney, within the professional relationship, without fear that its communication will be made public. As one writer has said, "The more deeply one is convinced of the social necessity of permitting corporations to consult frankly and privately with their legal advisers, the more willing one should be to accord them a flexible and generous protection."

But reason dictates that the corporation not be given greater privileges than are enjoyed by a natural person merely because it must utilize a person in order to speak. If we apply to corporations the same reasoning as has been applied in regard to natural persons in reference to privilege, and if we adapt those rules to fit the corporate concept, certain principles clearly emerge. These basic principles may be stated as follows:

- 1. When the employee of a defendant corporation is also a defendant in his own right, his statement regarding the facts with which he or his employer may be charged, obtained by a representative of the employer and delivered to an attorney who represents either or both of them, is entitled to the attorney-client privilege on the same basis as it would be entitled thereto if the employer-employee relationship did not exist;
- 2. When such an employee is not a co-defendant, his statement regarding the facts with which his employer may be charged, obtained by a representative of the employer and delivered to an attorney who represents the employer should not be so privileged unless, under all of the circumstances of the case, he is the natural person to be speaking for the corporation at the time of the communication; that is to say, that the privilege will not attach in such case unless the communication constitutes information which emanates from the corporation (as distinct from the non-litigant employee), and the communicating employee is a "member of the control group";²
- 3. When an employee has been a witness to matters which require communication to the corporate employer's attorney, he is an independent witness. The fact that the employer requires him to make a statement does not alter his status or make his statement subject to the attorney-client privilege;

² The most useful definition of "member of control group" is as follows: The control group comprises all those employees, of whatever rank they may be, who are authorized to control or even to take a substantial part in a decision about any action which the corporation may take upon the advice of the attorney. All persons so authorized, in effect, personify the corporation when they make their disclosures to the lawyer and the privilege would apply.

- 4. Where the employee is not a witness and his only connection with the matter grows out of his employment to the extent that his report or statement is required to be made by the employer, his statement or report is that of the employer;
- 5. If, in the case of the employee last mentioned, the employer requires (by standing rule or otherwise) that the employee make a report, the privilege of that report is to be determined by the employer's purpose in requiring the same; that is to say, if the employer directs the making of the report for confidential transmittal to its attorney, the communication may be privileged;
- 6. When the corporate employer has more than one purpose in directing such an employee to make such report or statement, the dominant purpose will control, unless the secondary use is such that confidentiality has been waived;
- 7. Finally, no greater liberality should be applied to the facts which determine privilege in the case of a corporation than would be applied in the case of a natural person (or association of persons), except as may be necessary to allow the corporation to speak.
- Under the facts of this case, Reynolds was not named as a co-defendant. His position in the corporation, while in management, was not one of ultimate control. He could not be said to be speaking for the corporation when he made his report. He could be said to be speaking for the corporation only if he had the authority to make critical and key decisions on behalf of the corporation.
- Reynolds' connection to the case grew out of his employment with Gas Co. His reports were required in connection with the investigation of the incident by Gas Co. Because Gas Co. directed the making of the reports for transmittal to its attorney, the reports are privileged.
- Nevertheless, our inquiry does not end there. The facts require further analysis in that finding the existence of privilege is not dispositive of the conflict between a liberal interpretation required under our rules of discovery and the liberal construction in

favor of the exercise of the attorney-client privilege. Nor does it decide whether the privilege was waived.

Evidence Code § 912 provides in pertinent part as follows:

(a) The right of any person to claim the lawyer-client privilege ... is waived with respect to a communication protected by such privilege if any holder of the privilege, without coercion, has disclosed a significant part of the communication or has consented to such disclosure made by anyone. Consent to disclosure is manifested by any statement or other conduct of the holder of the privilege indicating his consent to the disclosure, including his failure to claim the privilege in any proceeding in which he has the legal standing and opportunity to claim the privilege.

In this case the privilege rested with Gas Co. Defendant Gas Co. had knowledge that the deposition of its employee, Mr. Jones, was to be taken and had the knowledge that Mr. Jones had read the Reynolds' reports.

Gas Co.'s legal position is that where a witness gives testimony which involves the contents of privileged reports furnished to him to refresh his memory, the holder of the privilege may assert the attorney-client privilege when the request is made to produce the document.

We disagree. When, with knowledge of their intended use, privileged records are furnished to an independent witness (as defined in number 3, above), the privilege is waived.

Let a writ of mandamus issue.